



26 Quayside Bute Crescent, Cardiff CF10 5BX

£875 pcm



Property Summary

AVAILABLE FROM 7TH JUNE 2024

New and exclusive to Squarefoot Estate Agents is this stylish, fully furnished apartment in the Quayside development situated within Mermaid Quay, Cardiff Bay, close to all local amenities and within easy walking distance to the City Centre.

The apartment briefly comprises of good size living space, one double bedroom, bathroom and modern kitchen. Residents can also enjoy the communal garden area. The apartment is ideal for professionals and is available in June 2024. NO PARKING AVAILABLE.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application.

We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.

Features

- STYLISH APARTMENT
- GREAT CARDIFF BAY LOCATION
- ONE DOUBLE BEDROOMS
- SECOND FLOOR
- FURNISHED
- NO PARKING AVAILABLE
- COMMUNAL GARDENS
- SECURE BUILDING
- AVAILABLE FROM 7TH MAY

Room Descriptions

ALL OVER ONE FLOOR

Entrance Hallway

Laminate flooring, wall mounted electric heater, telecom entry system, large cupboard housing water cylinder and doors to all rooms.

Lounge/Diner

Good size lounge/diner furnished with sofa, arm chair, glass coffee table, tv unit and dining table with 4 chairs. Laminate flooring, wall mounted electric heaters and large double glazed window. Open to;

Kitchen

Modern fully fitted kitchen complete with washer/dryer, fridge/freezer, dishwasher and electric oven and hob with stainless steel extractor hood above. Stainless steel sink with mixer tap. Laminate flooring.

Bedroom

Good size double bedroom with carpeted flooring, built-in double wardrobe, wall mounted electric heater and large double glazed window.

Bathroom

Modern white bathroom suite comprising bath with shower fitted over, w.c and wash hand basin. Tiled flooring, part tiled walls and chrome ladder style heated towel rail.

Communal Garden

Communal garden to the first floor with seating and designated smoking area.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 77 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |